

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
July 20, 2023**

SUMMARY

A request by Haden & Colbert (agent), on behalf of 1201 Broadway, LLC (owner), seeking approval to rezone 0.17 acres of property from the R-MF (Multiple-family Dwelling) district to M-OF (Mixed-use Office) district to permit the existing building to be repurposed for office uses. The subject site is located on the west side of Tenth Street between Park Avenue and Rogers Street, and includes the address 307 N Tenth Street. **(Case # 189-2023)**

(Report content shown as ~~strike-through~~ removed during public hearing as being inaccurate. See verbatim transcript for full discussion.)

DISCUSSION

The applicant is seeking to rezone 0.17 acres, located on the west side of N. Tenth Street from R-MF to M-OF. The rezoning would facilitate the repurposing of the building to be utilized as an office building. The City's comprehensive plan locates the subject site within the "Neighborhood District" land use category which is described as follows:

"The neighborhood district accommodates a broad mix of residential uses and also supports a limited number of nonresidential uses that provide services to neighborhood residents."

The existing land use designation was based on the zoning of the property at the time the comprehensive plan was adopted and is believed to be inconsistent with the current land use pattern along N. Tenth north of Park Avenue. Ownership of many of the properties in the 300 and 400 blocks has been transferred to Columbia College and other real estate investment entities since adoption of the comprehensive plan in 2013. The N. Tenth Street corridor has seen a steady investment in both residential renovations and adaptive reuse of residences for office and institutional uses.

The property at 311 N. Tenth, which lies immediately north of the subject property, was rezoned from R-3 to C-1 (now M-N) in 1971 to accommodate the relocation of a downtown business that had suffered fire damage. The applicant's holding companies have more-recently acquired a number of properties along this corridor, including 305 N. Tenth, the adjacent property to the south. 305 was rezoned to M-OF (previously O-1) in 1988 in order to permit, "...operation of professions and businesses such as those of architects and realtors." The applicant's property at 315 N. Tenth was rezoned to C-P (now PD) in 2005 to accommodate an artisan-type business that has since moved to a new location. Columbia College rezoned 316 N. Tenth Street from C-2 to R-MF in 2021 with the elimination of the C-2 zoning district remnants left outside of downtown resulting from the 2017 adoption of the UDC and the M-DT zoning district. Similarly, the southern portion of their property at 310 N. Tenth was rezoned from C-2 to IG. This action also eliminated an existing split-zoning condition on that property.

One issue that arises when uses are intensified is an increased demand for parking. The property north of the subject site, 311 N. Tenth, constructed a parking lot to the rear of the building to facilitate the anticipated parking demand for the commercial use on the lot. The listed area for the structure on the subject lot in the Boone County Assessor's records is ~~4630 square feet~~ 2780 square feet. An office building of this size would require a total of ~~6 parking spaces~~ 10 parking spaces. The existing driveway

complies with the R-1 standard of two spaces per dwelling unit, but falls short of the M-OF standard, and stacking spaces cannot be utilized to meet parking requirements outside residential zoning districts. ~~However, three to four parking spaces are accommodated behind the structure already, serving the residents that occupied the building while it operated as rental property. In addition to these spaces,~~ Public on-street metered parking exists on both sides of Tenth Street in front of the subject property, with two spaces on the lot's street frontage. Therefore, a conservative estimate of available parking in this location is ~~5-6 spaces~~ 2-3 spaces.

Section 29-4.3(a)(2)(iv) also exempts redeveloped historic structures from new on-site parking requirements. ~~Historic structures are not expressly defined in the UDC, but the designation criteria for historic landmarks and districts found in Section 29-2.3(c)(6) of the UDC simply state that a structure with sufficient historic integrity and meet just one of the twelve criteria; primary of which is the requirement that the property be at least 50 years of age.~~ However Staff has determined that the subject property does not meet the definition of 'historic structure' found in Section 29-1.11(d), which includes only those properties individually listed, or preliminarily determined to be contributing to an historic district that his listed, on the National Register of Historic Places, or those listed by the state or local historic places inventory.

~~Given the above factors, Staff believes that the parking currently provided on the subject property is sufficient for any potential office use, and furthermore, believes that no additional spaces are required upon redevelopment of the property given its historic status.~~

The comprehensive plan supports infill development and creative adaptive reuse opportunities. Adaptations to existing residential structures ensure that much of the residential character is maintained in areas of intensifying land uses, while also utilizing existing infrastructure to limit future maintenance costs borne by the City. The adjacent properties along the west side of N. Tenth Street include office and commercial uses, and properties on the east side of N. Tenth Street are zoned IG.

Conclusion

Staff believes that the requested rezoning is appropriate for the subject site's context and does not anticipate any detrimental impacts on the adjacent properties. The request is supported by the goals and objectives of the comprehensive plan.

RECOMMENDATION

Approval of the requested rezoning to M-OF.

SUPPORTING DOCUMENTS (ATTACHED)

- Locator Maps
- Rezoning Exhibit

SITE CHARACTERISTICS

Area (acres)	0.17
Topography	Gently sloping to SW
Vegetation/Landscaping	Landscaping and turf
Watershed/Drainage	Hinkson Creek
Existing structures	Single-Family Home

HISTORY

Annexation date	1826
Zoning District	R-MF
Land Use Plan designation	Neighborhood District
Previous Subdivision/Legal Lot Status	Part of Lot 3, Wilson's Second Addition

UTILITIES & SERVICES

All utilities and services are provided by the City of Columbia.

ACCESS

North Tenth Street	
Location	Along the east side of property
Major Roadway Plan	Major Collector
CIP projects	None
Sidewalk	Constructed

PARKS & RECREATION

Neighborhood Parks	Paquin Park, Armory Center, Douglass Park, Field Park, Flat Branch Park, MKT Nature and Fitness Trail, Orr Street Property
Trails Plan	Colt Railroad Trail, MKT Trail
Bicycle/Pedestrian Plan	None adjacent to site

PUBLIC NOTIFICATION

All property owners within 200 feet and City-recognized neighborhood associations within 1,000 feet of the boundaries of the subject property were notified of this pending request on June 30, 2023. Property-owner letters were distributed to twenty-two neighboring property owners, and an advertisement was placed in the Tribune on July 5, 2023.

Report prepared by Rusty Palmer

Approved by Patrick Zenner